

Rules: Pools, Fences, Metal Carports, Accessory Buildings & Re-roofs

I. Swimming Pools*

- a. Must meet setbacks on residential and commercial
- b. 4' fence required around all pools, in-ground and above ground (a site visit is required to confirm fence is installed)
- c. No building *permit required* for residential pools, in-ground and above ground. Pools at condominiums/apartments and townhomes **do** require a building permit.
- d. Electrical permits **are** required on all pools

II. Fences*

- a. Not regulated on private residential single family homes
- b. Fences are required and regulated around **all** pools regardless of being private residential single family homes

III. Metal Carports*

- a. 12' max by 12' max does not require a permit; however, they need to assure us that it meets setbacks. No site visit required (setbacks are 10' if closed-in but only 5' if open on at least two sides)
- b. If the carport is over 12' in any dimension but no larger than 400 sq ft, they must prove by manufacturers installation instructions that the carport can resist 90mph winds and is installed and *anchored* according to its requirements (rebar/spikes). A permit is required and a site visit made (no permanent foundation required)
- c. Any metal carport (enclosed or not enclosed) over 400 sq ft needs proof that it meets all of the International building codes
- d. Any electrical wiring, regardless of size needs to have an Electrical permit

IV. Other Accessory Buildings (wood stick framed)*

- a. 12' max by 12' max does not require a permit; however they need to assure us that it meets setbacks. No site visit required (setbacks are 10' from property lines if they are detached from the house. This doesn't apply to commercial accessory buildings; they would be required to meet the International Building Code.
- b. *Over 12' in any dimension but under 400 square feet and no more than one story in height* need proper anchorage (strap/anchor to resist uplift of 20 pounds per square foot times the total square footage) with a minimum of one strap on each corner, tying the corner rim joist down to the ground into concrete or to a spiral anchor similar to a mobile home anchor and a minimum mudsill of at least a 2"x6" or 3"x4". A building permit is required and all other codes (framing/sheathing/roofing) would still apply.
- c. *Over 400 sq ft or any size 2 stories* requires a building permit, permanent foundation and meet all International building codes.
- d. ****A foundation survey will be required for any structure with a permanent foundation.**

V. Re-roofs*

- a. A permit is not required on a re-roof *as long as* the existing shingles are *not* removed. There can be a maximum of 2 layers of asphalt shingles on a home. If the shingles are removed or if the re-roof is of a different heavier material that could cause structural problems, then a permit is to be issued and a site inspection and or pictures will be required to verify structural integrity and that tarpaper, underlayment, etc., was installed.
- b. Proof that shingles are disposed at an approved landfill may also be required in the form of a ticket or invoice.

***Note: Any of the above items done in the Historic District also needs approval from the Historic Preservation Commission. Contact Bill Colonna at 906-5272.**